



# City of Ann Arbor

301 E. Huron St.  
Ann Arbor, MI 48104  
<http://a2gov.legistar.com/Calendar.aspx>

## Meeting Agenda City Planning Commission

---

Tuesday, June 2, 2026

7:00 PM

Larcom City Hall, 301 E Huron St, Second floor,  
City Council Chambers

---

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://a2gov.org/watchCTN)

To speak at public comment call 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 977 6634 1226

This meeting is accessible in person, via Zoom, or by phone, see agenda for details.

Please click the link below to join this hybrid meeting via Zoom:

<https://a2gov.zoom.us/j/97766341226?pwd=akdzTVllcnBBaGJNSlZJdFpDdGUrdz09>

Passcode: 882985

To speak at public comment call 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 977 6634 1226

Please note it is possible that telephone or electronic public comment may encounter technical difficulties that prevent your participation. For the greatest assurance that your comments will be heard, submit them in writing ahead of the meeting or attend in person.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

[26-0927](#)

City Planning Commission Meeting Minutes of May 19, 2026

**Attachments:** City Planning Commission Draft May 19, 2026 Meeting Minutes.pdf

5. **REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS**
  - 5-a. City Council
  - 5-b. Planning Manager

**5-c. Planning Commission Officers and Committees****5-d. Written Communications and Petitions**

[26-0928](#) Various Communication to the Planning Commission

**Attachments:** Arends Clarification request.pdf, Garber 315 W. Huron PUD supplemental regulations.pdf, Leaf Suggestions for RFP.pdf, Stein RFP Comments.pdf

**6. PUBLIC COMMENT (Persons may speak for three minutes about an item that is NOT listed as a public hearing on this agenda. Please state your name and address for the record.)**

**7. COMMUNICATION FROM COMMISSIONERS**

**8. ACTION ITEMS SCHEDULED FOR NEXT REGULAR MEETING**

8-a. [26-0929](#) Action Items Scheduled for Tuesday, June 16, 2026 Planning Commission Meeting

**Attachments:** 6-16-2026 Notice of Public Hearing.pdf

**9. UNFINISHED BUSINESS**

**10. REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing or Dedicated Public Comment, and Discussion of Each Item**

10-a. [26-0946](#) **315 W Huron Street (SP26-0004) (301, 311, 315, 317, 319 West Huron Street and 102, 106 South First Street) PUD Rezoning and Site Plan for City Council:** Proposed fully electric, 10-story mixed-use development with 285 units (studios, 1BR, 2BR; 15% at 60% AMI affordable) and amenity spaces. The ground floor will have covered parking with EV charging, and access via West Washington Street. The first floor will have additional covered parking and coffee shop retail, and access via South First Street. Floors 1-10 will have residential units and the 10th floor will feature a rooftop bar. A dedicated entrance will be provided off South First Street. Various sustainability features are included. Site partially in floodplain fringe; zoned D2 Downtown Interface, First Street Overlay District, Secondary Street Designation and located in Ward 5.  
Staff Recommendation: Approval

**Attachments:** Staff Report 2026-06-02 SP26-0004.pdf, Site Plan 2026-06-02 SP26-0004.pdf, Supplemental Regulations 2026-06-02 SP26-0004.pdf, Zoning Map 2026-06-02 SP26-0004.pdf, Aerial Map 2026-06-02 SP26-0004.pdf, 315 W Huron - PUD PC Deck - updated Cafe.pdf

**11. OTHER BUSINESS**

11-a. [26-0930](#) **CPC Feedback on Unified Development Code Update Requests For Proposals**

**Attachments:** Ann Arbor UDC Rewrite RFP Scope (Draft) CPC 06.02.26.pdf

11-b. [26-0950](#) **City Planning Commission 2026 Calendar Updates:** Staff noted that the current City Planning Commission meeting calendar includes a meeting on August 4, 2026, which coincides with the State and Local Primary Election. Staff recommended rescheduling the meeting to Wednesday, August 5, 2026, to accommodate election operations and staffing needs.

**Attachments:** 2026 CPC Meeting Schedule v4.pdf

**12. PUBLIC COMMENT (Persons may speak for three minutes on any item.)**

**13. COMMISSION PROPOSED BUSINESS**

**14. ADJOURNMENT**

Donnell Wyche, Chairperson

Brittany Alexander, Administrative Assistant

Commission public meetings are held the first and third Tuesday of each month. Both of these meetings provide opportunities for the public to address the Commission. All persons are encouraged to participate in public meetings. Persons requiring translation or sign language services or other reasonable accommodations may contact the City Clerk's office at 734.794.6140; via e-mail to: [cityclerk@a2gov.org](mailto:cityclerk@a2gov.org); or by written request addressed and mailed to: City Clerk's Office, 301 E. Huron St., Ann Arbor, MI 48104. Requests need to be received at least two (2) business days in advance of the meeting.

Planning Commission meeting agendas and packets are available from the Legislative Information Center on the City Clerk's page of the City's website (<http://a2gov.legistar.com/Calendar.aspx>). Agendas and packets are also sent to subscribers of the City's email notification service, GovDelivery. You can subscribe to this free service by accessing the City's website and clicking on the 'Subscribe to Updates' envelope on the home page.

(If an agenda item is postponed, it will most likely be rescheduled to a future date. If you would like to be notified when a postponed agenda item will appear on a future agenda please contact Planning staff. You may also call Planning and Development Services at 734-794-6265 during office hours to obtain additional information about the review schedule or visit the Planning page on the City's website ([www.a2gov.org](http://www.a2gov.org)))

(Public Hearings: Individuals may speak for three minutes. Please state your name and address for the record.) Comments about a proposed project are most constructive when they relate to: (1) City Code requirements and land use regulations, (2) consistency with the City Comprehensive Plan, or (3) additional information about the area around the petitioner's property and the extent to which a proposed project may positively or negatively affect the area.)

These meetings are typically broadcast on Ann Arbor Community Television Network Comcast 16 / AT&T 99 live at 7:00 p.m. on the first and third Tuesdays of the month and replayed the following Saturdays at 8:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website <https://a2gov.org/watchctn>. The complete record of this meeting is available in video format at <https://a2gov.org/watchctn>, or is available for a nominal fee by contacting CTN at (734) 794-6150

City Planning Commission regular meetings have transitioned to a hybrid meeting model. The City of Ann Arbor highly encourages the public to participate in public meetings, either in-person or remotely.